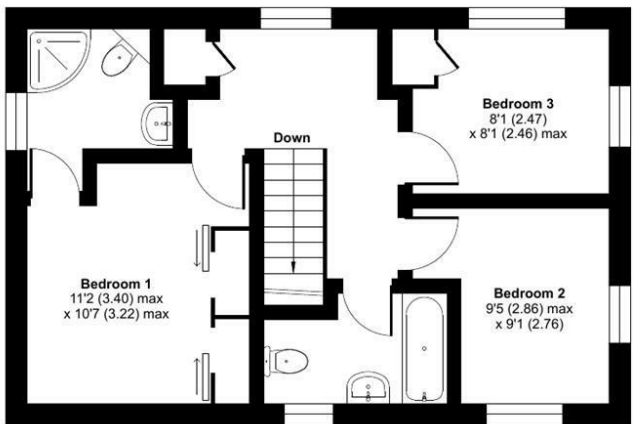
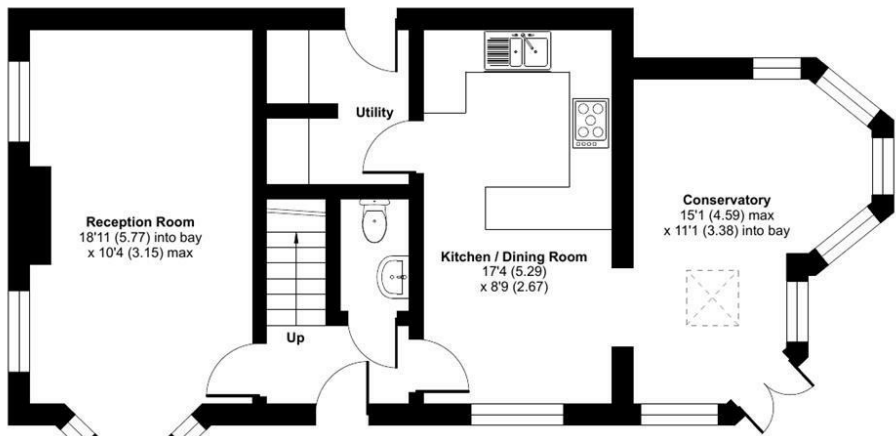


FOR SALE

20 Churchfields, St. Martins, Oswestry, SY11 3HZ

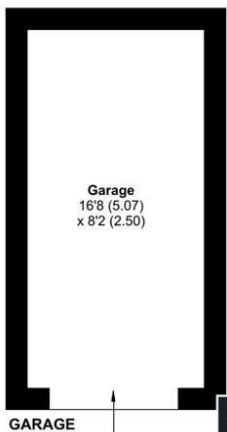


FIRST FLOOR



GROUND FLOOR

Approximate Area = 1089 sq ft / 101.1 sq m
Outbuilding = 136 sq ft / 12.6 sq m
Total = 1225 sq ft / 113.7 sq m
For identification only - Not to scale



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nXchem 2025. Produced for Halls. REF: 1318051



FOR SALE

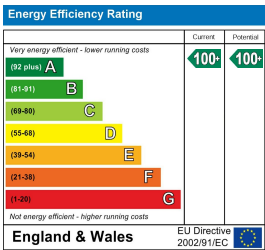
Offers in the region of £289,950

20 Churchfields, St. Martins, Oswestry, SY11 3HZ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

halls.gb.com

01691 622602

Ellesmere (5 Miles), Oswestry (6 Miles), Shrewsbury (25 Miles)

All Distances Approximate



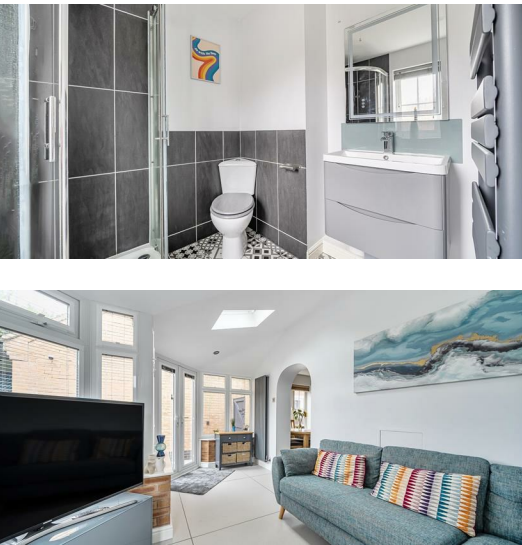
2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Detached Family Home
- Extended and Improved
- Attractive Gardens
- Driveway and Garage
- Tucked Away Position
- Popular Village Location

DESCRIPTION
Halls are delighted with instructions to offer 20 Churchfields, in St Martins, for sale by private treaty.

20 Churchfields is a contemporary three-bedroom detached family home which has been lovingly maintained and improved by the current vendors, including the addition of a wonderful Garden Room, to now provide over 1,000 sq ft of carefully presented and thoughtfully designed living accommodation arranged across two floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Kitchen/Dining Room, Garden Room, Utility Room, and Cloakroom, together with three first floor Bedrooms (the Master benefitting from an En-Suite) and family Bathroom.

The property enjoys a private "tucked away" position and is complemented by attractive gardens which have been designed for ease of maintenance, with, to the front, a tarmac driveway which leads on to a detached single Garage, this flanked to one side by an area of shaped lawn retained within a mid-height picket-style fence. The rear gardens provide a wonderful accompaniment to the home and feature an expanse of artificial lawn which sits alongside a paved and partially covered patio area, the latter representing an ideal spot for outdoor dining and entertaining.

SITUATION
St Martins has an excellent range of local amenities to include a well known Supermarket, Post office, Public House, Parish Church and excellent Primary and Secondary School. The larger centres also of Ellesmere (6 miles) and Oswestry (5 miles) both have a more comprehensive range of amenities of all kinds and are easily easily accessible by car, as are the county towns of Shrewsbury (23 miles) and Chester (17 miles) which are both accessed by the A5 trunk road.

SCHOOLING
Within a convenient proximity are a number of well-regarded state and private schools, including St.Martins School, Criftings C of E Primary, Ellesmere Primary School, Lakelands Academy, Gobowen Primary, The Maelor School, Moreton Hall, and Ellesmere College.

THE PROPERTY
The property provides principal access via a pitched external porch which opens into an Entrance Hall, where stairs rise to the first floor and a door leads immediately to the left into a well proportioned Living Room, this running the depth of the property and boasting a bay window onto the front elevation, alongside two windows to the side, with the room further featuring a "living flame" effect gas fire.

Turning right from the Entrance Hall, one enters a spacious open-plan Kitchen/Dining Room which features dual-aspect windows and a modern fitted kitchen comprising a selection of stylish base and wall units with woodblock work surfaces over, alongside planned space for a dining or breakfast table. An archway leads through to a wonderfully light and airy, and particularly versatile,, Garden room with views across the well-maintained rear gardens, with the room offering scope for a variety of onward usages, be that as a further Reception Room, Family Room, or Office.

The ground floor accommodation is completed by a useful Utility Room, this accessed from the Kitchen/Dining Room, which enjoys a secondary access door, and a Cloakroom positioned off the Entrance Hall.

Stairs rise from the Entrance Hall to a first floor Landing with recessed storage cupboard, from where access is provided into three Bedrooms, with Bedroom Two benefitting from an recessed storage cupboard and with the Master not only boasting an array of integrated wardrobes but also an adjoining En-Suite Shower Room which features a modern white suite comprising a corner shower cubicles, low-flush WC, and hand basin. Bedrooms Two and Three are served by a family Bathroom containing a fitted suite.

OUTSIDE
The property is approached onto a tarmac driveway with space for a number of vehicles, this leading on to a detached single Garage (approx. 5.00m x 2.50m) with up-and-over front access door and with power and light laid on; with the driveway flanked to one side by an area of shaped lawn bordered by a gravel bed and interspersed by maturing low-height trees.

The rear gardens are a notable feature of the property and have been designed with ease of maintenance in mind; accessed via a full-height timber gate positioned between the house and the garage or directly from the Garden Room, with an attractive paved patio area enjoying a partially covered section and providing an ideal spot for outdoor dining and entertaining, this joined by an a expanse of artificial lawn with an herbaceous border.

THE ACCOMMODATION COMPRISES
- Ground Floor -
Entrance Hall:
Living Room: 5.77m x 3.15m
Kitchen/Dining Room: 5.29m x 2.67m
Garden Room: 4.59m x 3.38 (max)
Utility Room:
Cloakroom:

- First Floor -
Bedroom One: 3.40m x 3.22m (max)
En-Suite:
Bedroom Two: 2.47m x 2.46m
Bedroom Three: 2.86m x 2.76m
Family Bathroom:

W3W
///sparks.acquaint.changed

DIRECTIONS
Leave Ellesmere via the B5068 in the direction of St.Martins and, when reaching a mini-roundabout within the village, take the second exit onto Overton Road. Continue on Overton Road for around 0.4 miles until a sharp left hand turn leads onto Church Lane where, after just under 0.1 miles, a right hand turn leads into Churchfields. Proceed almost to the end of Churchfields where, on the right, a smaller road leads to five properties, with number 20 positioned centrally and identified by a Halls "For Sale" board.

SERVICES
We understand that the property has the benefit of mains water, electricity, gas and drainage.

TENURE
The property is said to be of freehold tenure.

COUNCIL TAX
The property is in Band ' D ' on the Shropshire Council Register.

LOCAL AUTHORITY
Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.